

PUBLIC HEARING – ROBERT MATOTT – RESIDENTIAL WIND MILL – 586 PIERCE ROAD, BRIDGEPORT – SLB 3-2-46.14 – The MR -12 ZONE- JANUARY 4, 2022

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Mr. Matott would like to erect a small 105-watt windmill on his property at 586 Pierce Road, Bridgeport. It will be located over 40' off any property line. It is used only to power up his generator. He wants to use green energy power and most of his equipment use batteries which will be serviced by the generators. The noise level is low and should not be heard 100' distance from the windmill

Mr. Matott spoke before the Board describing his planned windmill. He is building the windmill to be off the grid as much as possible. His windmill will be used to power to charge generators. It will be located on the side of the cabin facing the back of his property.

Larry Floss – neighbor - concerned about the noise level. It is one decibel and is very quiet.

Mary Ann Floss – does he need another permit if he changes the windmill out. He will need to apply for another special use permit if he wants to increase power.

No one else spoke for or against this special use permit to erect a small 150-watt windmill on his property at 586 Pierce Road, Bridgeport. The SEQR was completed at the December 7, 2021 meeting.

A motion was made by John Ceresoli and seconded by Dave Allen to close the hearing. All in favor.

PUBLIC HEARING – HOME JOY REALTY – MARCELLE ROLLINGER – ROUTE 31, CHITTENANGO – 2 LOT SUBDIVISION 1981/85/87- MR-12 ZONE -SLB 10.58-1-6

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office.

Lot #1 is .44 acres and lot #2 is .74 acres. Ms. Rollinger would like to sell both lots. The lots will be split along “historic lot lines”.

Joe Sallin appeared before the Board to speak about this two-lot subdivision. The side setback is 7'. The shed can be removed if the Board wishes. The fence also needs to be removed from Lot #1.

No one spoke for or against this 2- lot subdivision at 1981/85/87 Route 31, Chittenango

A motion was made by Paul Jasek and seconded by Sherry Menninger to close the hearing. All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – JANUARY 4, 2022

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer, Larry Ball

A motion was made by Dave Allen and seconded by John Ceresoli to accept the December 7, 2021 minutes. All in favor.

ROBERT MATOTT – RESIDENTIAL WIND MILL – 586 PIERCE ROAD, BRIDGEPORT – SLB 3-2-46.14 – The MR -12 ZONE

The Board found no problems with the erection of a windmill.

A motion was made by Sherry Menninger and seconded by Paul Jasek to approve this special use permit for a small 150-watt windmill on his property at 586 Pierce Road, Bridgeport. All in favor.

HOME JOY REALTY – MARCELLE ROLLINGER – ROUTE 31, CHITTENANGO – 2 LOT SUBDIVISION 1981/85/87- MR-12

The Board found no problems with this two- lot subdivision. The border to the east has a 7’ side setback which must be approved by Larry Ball. The shed needs to either be removed or moved. The fence in the front of the property will also be removed. A waterline will also be installed. A motion was made by Dave Allen and seconded by Sherry Menninger to approve this two -lot subdivision with above conditions.

DOLLAR GENERAL -1458 ROUTE 5 WEST – BUSINESS ZONE – SLB 48-1-28.11

Tom Pappes and Jason Lang appeared before the Board to discuss their proposal for building a Dollar General at 1458 Route 5 West. A parking space variance was presented to the Board that had been approved in December, 2021. The current site plan now shows 56 spaces as the ZBA was concerned about snow storage and having enough space for cars.

The DOT memo concerning the initial review of the project states there are no significant concerns with access to Route 5 at this time. The DOT will further study the impact of the project and suggest any mitigations if necessary. The driveway has been moved to align itself with the plaza on the north side of Route 5.

A brief discussion ensued about alternative building facades but no conclusion was reached. Mr. Pappes presented maps showing the layout of the building and also floor plans. The site plan needs to be presented to Taylor Botar at Barton & Logoudice for their review to which Mr. Pappas agreed. Landscaping will be shown on future plans.

The Board needs to hear from Barton & Logoudice before going any further.

The plans can go to County for a GML review. They will return to the next meeting.

JEFF TAYLOR – THE WILD CAMPGROUNDS AND BANQUET FACILITY – 1861 NEW BOSTON ROAD CHITTENANAGO

Ed Reed and Jeff Taylor appeared before the Board to discuss The Wild Campgrounds. They have received review comments for Barton & Logoudice and SWPP comments. The Board has also received updated plans from Mr. Taylor (dated November, 2021).

The Board would like to go through the plans with Mr. Reed and Mr. Taylor.

The first page shows the construction sequence. The neighbors on the north side of the property should be identified.

CA102 – there are no dimensions regarding the bathrooms

CA103 – north side of the road – shows adequate parking for the tree houses. The treehouses are 8’ off the ground and sleep 6. The final design is to be determined. Every one of the treehouses will have bathrooms. The road is 15’ from the property line. Will the fabric along the road support fire vehicles? Mr. Reed stated it would.

CA110 – storm water basin at south end of the property – 15’ drop from top to lowest level.

There is no intent to landscape in front of the bathrooms.

At this point, there is no landscape plan.

CA111 – package plant (38-41) - the swail below that is a retention plan that will have vegetation.

CA112 – concern about road widths – and that they meet fire truck qualifications

CA113 – campsites one through nine will be cabins.

CA115 – two pump stations – one to the north and one to the south – should be identified as to what they do to the PDD – it is currently agricultural use.

Utility Plan – sanitary units planned out – everything is gravity flow to the south. This is a secondary plant. Another source will decide where the effluent will be going. It can be discharged into the bio-retention area. There are maintenance and operations regulations that will need to be met.

CA122 – plans for the swimming pool, water park, etc. would have to return to the Planning Board for review before it could be put in. Is this all factored into the entire system?

There will be a structure for the Arcade. Mini-golf will also be built. Propane will be used in the cabins with exchange units.

CA130 – surface drainage will end up on the south side of the plan.

There is a concern about the swails that exist – and how their sizing is determined.

CA501 – where are the trees going to be planted – need a landscaping plan for them.

CA504 – campsite – gravel detail – each campsite will be laid out as stated on the map w/without a picnic table. Topsoil will be removed and crushed stone put in – will there be a buffer between one campsite and another – every site will have 5 trees on them.

The Board stated that Barton & Logoudice reviewed the SWPP and have sent comments on it.

The SEQR has come in and was reviewed by Barton & Logoudice. The traffic study has been completed by Gordon Stansbury. Mr. Reed spoke with Taylor Botar - they got through the comments and they will respond to these comments.

The EAF has been updated by Barton & Logoudice with the current plans. Barton & Logoudice needs to sign off on the current plans.

Disturbed acreage is now 78 acres, up from 10 per the most recent EAF filled out in December.

The Board needs to finish SEQR and write a resolution for the Town Board.

A motion was made by Sherry Menninger and seconded by Dave Allen to have a Special Meeting on January 12, 2022 at 6PM. All in favor.

#### JEFF MARTIN – MARTIN FARMS – RIDGE ROAD – ONE LOT SUBDIVISION

Mr. Martin would like a one lot subdivision of 2 acres. It has septic and he will need to excavate a well.

A motion was made by Paul Jasek and seconded by John Ceresoli to name the Town of Sullivan Planning Board as lead agency. The Board found no impact to the SEQR and a public hearing will be held on February 1, 2022 at 6:45PM. All in favor.

A motion was made by Sherry Menninger and seconded by Dave Allen to adjourn the meeting at 8:40PM.

Respectfully submitted,